

FINAL PLAT
N. HILLMAN ADDITION
AN ADDITION TO SEDGWICK COUNTY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 28 SOUTH, RANGE 4 WEST OF THE 6TH PRINCIPAL
MERIDIAN, SEDGWICK COUNTY, KANSAS

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT MARCH 23, 2021 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 4 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°45'03"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1156.95 FEET; THENCE S45°09'39"E, A DISTANCE OF 399.04 FEET; THENCE S 15°51'14" E, A DISTANCE OF 416.56 FEET; THENCE S 01°52'06" E, A DISTANCE OF 461.80 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 88°05'34" W ALONG THE SOUTH LINE, A DISTANCE OF 396.86 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

ARMSTRONG LAND SURVEY, P.A.

DATE: DONALD C. ARMSTRONG, PS #780

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS
SEDGWICK COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND STREETS TO BE KNOWN AS "N. HILLMAN ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, AND RESERVES SHALL REMAIN AT ESTABLISHED GRADES (UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER) AND SHALL BE UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE IN ACCORDANCE WITH THE STORMWATER MANUAL.

HILLMAN INVESTMENTS LLC

NIC HILLMAN, OWNER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS DAY OF 20, BY NIC HILLMAN, OWNER OF HILLMAN INVESTMENTS, LLC.

SEAL OR STAMP NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

MORTGAGE HOLDERS

WE, THE BENNINGTON STATE BANK, HOLDERS OF A MORTGAGE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "N. HILLMAN ADDITION."

THE BENNINGTON STATE BANK

BRETT MITCHELL, CONSUMER LENDER

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS DAY OF 20, BY BRETT MITCHELL, CONSUMER LENDER.

SEAL OR STAMP NOTARY PUBLIC

MY APPOINTMENT EXPIRES:

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "N. HILLMAN ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS DAY OF 20

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY MICHAEL C. GREENE, CHAIR

ATTEST: SCOTT A. WADLE, SECRETARY

COUNTY COMMISSIONER'S CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS DAY OF 20

PETER F. MEITZNER, FIRST DISTRICT, CHAIRMAN

ATTEST: KELLY B. ARNOLD, COUNTY CLERK

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS DAY OF 20

KELLY B. ARNOLD, COUNTY CLERK

REGISTER OF DEEDS

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT A.M. - P.M., ON THE DAY OF 20

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS) SS
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS DAY OF 20

TRICIA L. ROBELLO, PS #1246, DEPUTY COUNTY SURVEYOR

OWNER: NIC HILLMAN, HILLMAN INVESTMENTS LLC
125 W 5TH AVE
CHENEY, KS 67025

SURVEYOR: ARMSTRONG LAND SURVEY, P.A.
1601 E. HARRY
WICHITA, KANSAS 67211
(316) 263-0082

NOTE: BOUNDARY SURVEY COMPLETED BY ARMSTRONG LAND SURVEY, P.A., ON OR ABOUT MARCH 23, 2021.

DRAWINGS PREPARED BY:

CERTIFIED ENGINEERING DESIGN, P.A.

1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1669

SHEET 1

TOTAL 1

CLOSURE COMPUTATION

PERIMETER=7,338.06'
AREA=66.27 ACRES
NORTHING ERROR=0.0038
EASTING ERROR=0.4210
ERROR OF CLOSURE=0.4210
PRECISION=1:17,430

BENCHMARK:

PLUS CUT ON TOP OF SOUTH END OF RCP APPROXIMATELY 27.5' SOUTH AND 28.2' WEST OF THE NORTHWEST PROPERTY CORNER OF LOT 1, BLOCK A, N. HILLMAN ADDITION.
ELEV. = 1361.67 (NAVD88)

FILE LOCATION: C:\Users\mills\OneDrive - CED\Projects\2021\20212949\DWG\Hillman Plat.dwg TAB NAME:FP USER:mills SAVED:5/22/2021 2:48 PM PLOTTED:6/22/2021 3:10 PM

